

STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 REVIEW OFFICER: **Rob Mundt**
 DATE: **11-25-03**

CERTIFICATE OF FEE PAYMENT
 I HEREBY CERTIFY THAT ALL FEES FOR THE MORRIS GLEN PHASE V SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
 DATE: **11/26/03**
 Finance Director: **George Allman**

CERTIFICATE OF FINAL PLAT APPROVAL
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.
 DATE: **11/25/03**
 Director of Planning: **V. Jeffrey Young**
 City Attorney: **Alvin M. Brantley**

I, MARION L. SANDLIN, JR., CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE ANGULAR ERROR OF CLOSURE WAS 04" PER TURN; AND THAT
 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 WITNESS MY HAND AND OFFICIAL SEAL THIS **29** DAY OF **NOV.**, 2003.
 Professional Land Surveyor: **REV 11-29-03**
 License No. L-2941

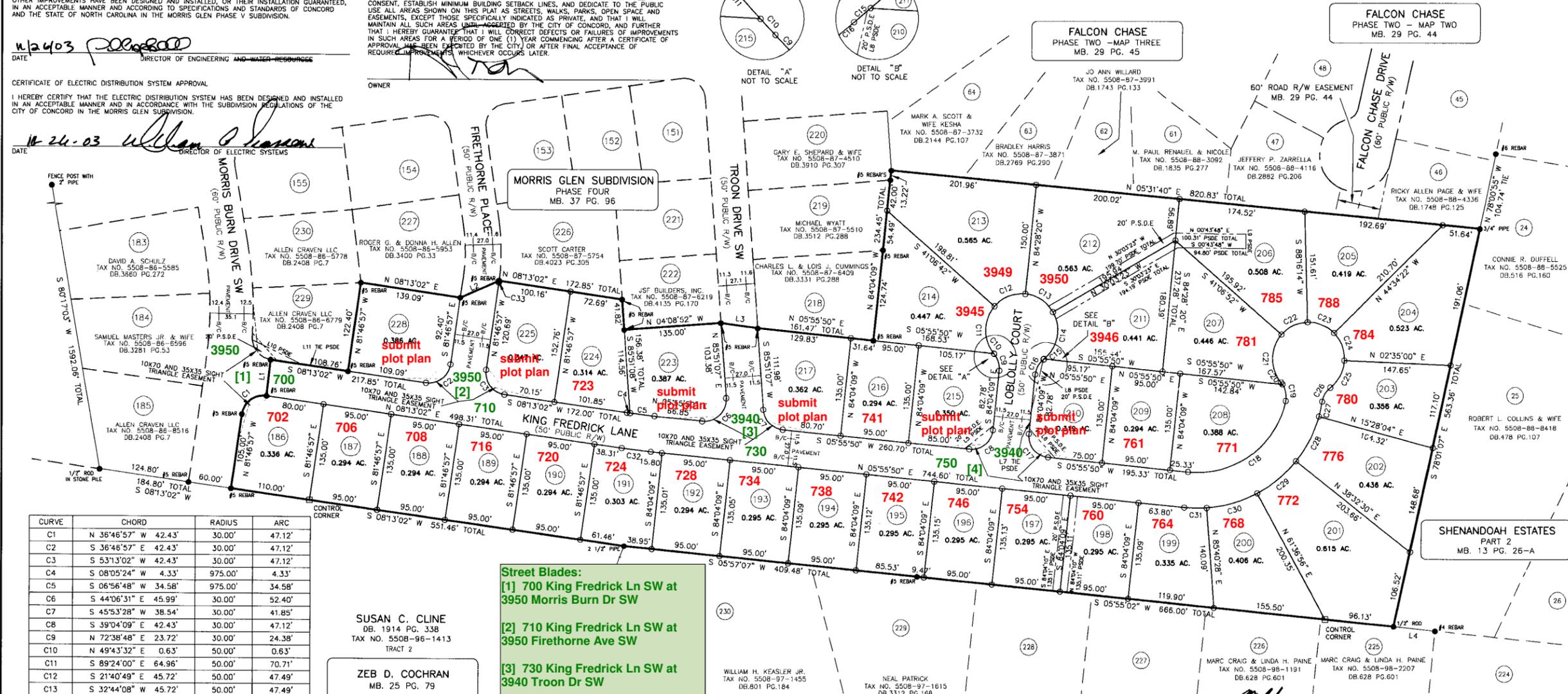
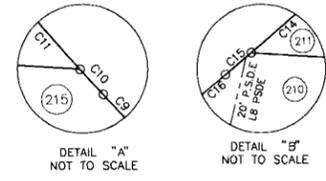
REFERENCES:
 (1) DEEDS AND MAPS SHOWN HEREON.
 BASIS OF BEARINGS IS MB. 22 PG. 40

NOTES:
 (1) TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
 (2) AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 (3) SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS PER FEMA FIRM PANEL NO. 37025C0115 D (EFFECTIVE DATE 11-2-94).
 (4) ZONING FOR SUBJECT PROPERTY IS CURM-2 RESIDENTIAL DISTRICT (MEDIUM DENSITY).
 (5) MINIMUM YARD REQUIREMENTS AS PER R-2 ZONING ARE (UNLESS SHOWN OTHERWISE):
 30' FRONT
 10' SIDE
 30' SIDE STREET CORNER LOT
 30' REAR
 (6) TAX NUMBER FOR SUBJECT PROPERTY IS 5508-87-7931.
 (7) DEED FOR SUBJECT PROPERTY TO ALLEN CRAVEN, LLC RECORDED AT DB. 2408 PG. 7.

CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
 I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE MORRIS GLEN PHASE V SUBDIVISION.
 DATE: **11/24/03**
 Director of Engineering and Water Resources: **William J. Hanson**

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND THAT I WILL GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXPEDITED BY THE CITY OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.
 OWNER: **Susan C. Cline**

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL
 I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE MORRIS GLEN SUBDIVISION.
 DATE: **11-24-03**
 Director of Electric Systems: **William J. Hanson**



CURVE	CHORD	RADIUS	ARC
C1	N 36°46'57" W 42.43'	30.00'	47.12'
C2	S 36°46'57" E 42.43'	30.00'	47.12'
C3	S 53°13'02" W 42.43'	30.00'	47.12'
C4	S 08°05'24" W 4.33'	975.00'	4.33'
C5	S 06°56'48" W 34.58'	975.00'	34.58'
C6	S 44°06'31" E 45.99'	30.00'	52.40'
C7	S 45°53'28" W 38.54'	30.00'	41.85'
C8	S 39°04'09" E 42.43'	30.00'	47.12'
C9	N 72°38'48" E 23.72'	30.00'	24.38'
C10	N 49°43'32" E 0.63'	50.00'	0.63'
C11	S 89°24'00" E 64.96'	50.00'	70.71'
C12	S 21°40'49" E 45.72'	50.00'	47.49'
C13	S 32°44'08" W 45.72'	50.00'	47.49'
C14	N 79°08'30" W 65.49'	50.00'	71.41'
C15	N 37°51'51" W 0.63'	50.00'	0.63'
C16	N 60°47'08" W 23.72'	30.00'	24.38'
C17	S 50°55'50" W 42.43'	30.00'	47.12'
C18	S 36°15'38" E 167.90'	125.00'	184.09'
C19	N 78°43'12" E 23.28'	30.00'	23.91'
C20	N 52°41'08" E 3.36'	30.00'	3.36'
C21	S 89°42'11" E 65.37'	50.00'	71.24'
C22	S 25°18'26" E 40.00'	50.00'	41.15'
C23	S 21°50'56" W 40.00'	50.00'	41.15'
C24	S 69°00'19" W 40.00'	50.00'	41.15'
C25	N 62°31'20" W 42.09'	50.00'	43.45'
C26	N 59°33'01" W 22.40'	30.00'	22.96'
C27	N 78°00'07" W 21.19'	175.00'	21.20'
C28	N 62°59'42" W 70.00'	175.00'	70.48'
C29	N 39°55'16" W 70.00'	175.00'	70.48'
C30	N 16°21'17" W 72.94'	175.00'	73.48'
C31	N 00°48'09" E 31.28'	175.00'	31.32'
C32	N 07°04'26" E 40.91'	1025.00'	40.91'
C33	N 81°58'50" W 2.07'	300.00'	2.07'

SUSAN C. CLINE
 DB. 1914 PG. 338
 TAX NO. 5508-96-1413
 TRACT 2

ZEB D. COCHRAN
 MB. 25 PG. 79

Street Blades:
 [1] 700 King Fredrick Ln SW at 3950 Morris Burn Dr SW
 [2] 710 King Fredrick Ln SW at 3950 Firethorne Ave SW
 [3] 730 King Fredrick Ln SW at 3940 Troon Dr SW
 [4] 750 King Fredrick Ln SW at 3940 Loblolly Ct SW

LEGEND
 ○ SET IRON PIN (#5 REBAR)
 ● EXISTING IRON PIN (AS DESCRIBED)
 □ SET CONCRETE MONUMENT
 P.S.D.E PUBLIC STORM DRAINAGE EASEMENT
 TIE LINE
 BOUNDARY AS SURVEYED
 BOUNDARY BY DEED OR PLAT
 RIGHT OF WAY
 EASEMENT
 FENCE

SITE DATA

TOTAL ACREAGE	15.973	TOTAL LINEAR FEET OF STREETS	2091
TOTAL LOTS	36	TROON DRIVE SW	164
ACREAGE IN OPEN SPACE	0	LOBLOLLY COURT	196
ACREAGE IN STREET R/W	2.593	KING FREDRICK LANE SW	1568
ACREAGE IN LOTS	13.380	FIRETHORNE AVENUE SW	163

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

FINAL PLAT OF PHASE V:
MORRIS GLEN SUBDIVISION
 NO. 2 TOWNSHIP, CABARRUS CO., NORTH CAROLINA

SURVEY FOR:
 ALLEN CRAVEN, LLC
 845 CHURCH STREET NORTH
 CONCORD, NC 28025

DATE: 1-24-2003
 SCALE: 1" = 100'
 JOB NO.: 021208.001

COMPUTED BY: CCB, RCW
 DRAWN BY: RCW
 CHECKED BY: MLS
 ACAD FILE: PHS

SCALE IN FEET
 0 100 200 300

CONCORD ENGINEERING & SURVEYING, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 45 SPRING STREET SW CONCORD (704) 786-5404
 CONCORD, NC 28025 CHARLOTTE (704) 332-9934
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